

# UNOFFICIAL COPY

Doc#: 1736247042 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/28/2017 10:17 AM Pg: 1 of 6

W:\WP5\DOCS\MAVERICK\1746.0549\00119673.DOCX

## NOTICE AND CLAIM FOR MECHANICS' LIEN

STATE OF ILLINOIS )  
)  
COUNTY OF COOK )  
IN THE OFFICE OF )  
THE RECORDER OF DEEDS )  
OF COOK COUNTY )  
)  
MAVERICK POOLS, INC. )  
Claimant, )  
)  
v. )  
)  
NORCON INC. )  
TCA-2020 WEST LLC )  
JP MORGAN CHASE BANK )  
Unknown Owners and )  
Non-Record Lien Claimants. )  
)  
Defendants )

### **“NOTICE TO OWNER”:**

**Do not pay the Contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman.  
For recording purposes only**

### **NOTICE & CLAIM FOR LIEN IN AMOUNT OF \$375,047.25**

The claimant, MAVERICK POOLS, INC., of 20370 N. Rand Road, Suite 208, Palatine, Illinois 60074, being a pool and spa installation and supply contractor, for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against TCA-2020 WEST LLC (hereinafter “Owner”) located at 3611 N. Kedzie, 2<sup>nd</sup> Floor, Chicago, IL 60618, J.P. Morgan Chase Bank, N.A., located at 131 S. Dearborn Street, Chicago, Illinois 60603 (hereafter “Lender”) and Norcon Inc., located at c/o Jeffrey L. Jozwak, 661 West Ohio Street, Chicago, IL 60654 (hereinafter “Contractor”). That said Owner is the Owner of record of the following described property commonly known as 2428 N. Elston Avenue, Chicago, County of Cook, State of Illinois 60647, and Contractor was authorized and knowingly permitted by the Owner, to construct the improvement

This document prepared by and Return to: Peter Swan  
EMALFARB, SWAN & BAIN  
440 Central Ave.  
Highland Park, IL 60035  
(847) 432-6900

**P.I.N. #14-30-301-009-0000  
#14-30-301-008-0000  
#14-30-301-006-0000**

# UNOFFICIAL COPY


thereof. The property's legal description is:

**See Attached Exhibit "A"**

That on June 28, 2015, said Contractor entered into a contract with MAVERICK POOLS, INC., to provide pool and spa construction, labor and materials, for and in said improvement, and that on September 29, 2017, the Claimant, MAVERICK POOLS, INC., last performed construction under said contract.

That after crediting all payments and other credits there is due, unpaid and owing to the Claimant, the sum of \$375,047.25, for which with interest, attorneys' fees, and costs the Claimant claims a lien on said land and improvements and on all sums due the Contractor from the Owner.

Respectfully Submitted,  
MAVERICK POOLS, INC.

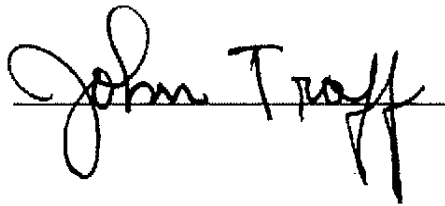
By:   
EMALFARB, SWAN & BAIN  
Its Attorneys

# UNOFFICIAL COPY


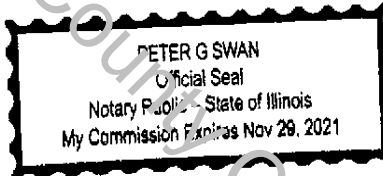

STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF COOK     )

## VERIFICATION

The Affiant, John Traff, being first duly sworn on oath, deposes and says that he is president and authorized agent of the Claimant; that he has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of his information and belief.



Subscribed and Sworn to before me this 26 day  
of December 2017.

  
\_\_\_\_\_  
Notary Public  


# UNOFFICIAL COPY

63 729087 Page 3 of 5

## EXHIBIT "A"

### TRACT 8A:

LOT 1 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH EAST LINE OF ELSTON AVENUE AND EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTH WESTERLY ALONG THE SAID NORTHEASTERLY LINE OF ELSTON AVENUE 267 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO NORTHEASTERLY LINE OF ELSTON AVENUE 90 FEET, THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 20 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE 206.68 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTH WEST 1/4, THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WEST 1/4 412.78 FEET MORE OR LESS TO THE PLACE OF BEGINNING, AND ALSO EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WEST LINE OF NORTH ROBEY STREET), IN COOK COUNTY, ILLINOIS.

### TRACT 8B:

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EAST LINE OF SAID SOUTH WEST 1/4 BEING THE PLACE OF BEGINNING OF THE PREMISES HEREBY DESCRIBED, THENCE SOUTHWESTERLY ALONG SAID LAST DESCRIBED PERPENDICULAR LINE TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 90 FEET, THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 20 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE 206.68 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTH EAST 1/4, THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTH WEST 1/4 TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WEST LINE OF NORTH DAMEN AVENUE AS DESCRIBED BY DEED TO THE CITY OF CHICAGO RECORDED AS DOCUMENT NO. 9619091, IN COOK COUNTY, ILLINOIS.

### TRACT 8C:

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET, THENCE NORTHEASTERLY IN A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EAST LINE OF SAID SOUTH WEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTH WEST 1/4 TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE DRAWN THROUGH A POINT IN A LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 800 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 30 AND THROUGH A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30; AND LYING SOUTH OF THE NORTH BRANCH OF THE CHICAGO RIVER, ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF ELSON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30; THENCE NORTHERLY ALONG A LINE DRAWN THROUGH A POINT IN LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 800 FEET NORTH OF SOUTH LINE OF SAID SECTION 30 TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 30 FEET, THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET NORTHWESTERLY FROM THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ELSTON AVENUE TO THE PLACE OF BEGINNING.

# UNOFFICIAL COPY

EXCEPTING FROM TRACTS 8A, 8B AND 8C THAT PART TAKEN FOR ROAD PURPOSES PER AGREED FINAL JUDGMENT ORDER PURSUANT TO STIPULATIONS ENTERED IN CASE NO. 2014 L 50562, RECORDED OCTOBER 17, 2014 AS DOCUMENT 1430019017.

**TRACT 8D:**

THAT PART OF LOT 1 IN SNOW ESTATE SUBDIVISION OF SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 20 ACRES); ALSO THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 30, LYING NORTH AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER; ALSO LOTS 2, 3, 4, 6, 7, 9 AND 10 IN THE ASSESSOR'S DIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 30, LYING BETWEEN THE RAILROAD AND THE RIVER, WHICH PART OF LOT 1 IS MORE PARTICULARLY DESCRIBED AS BEING THAT PART OF LOT 1, WHICH IS BOUNDED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 309.82 FEET TO THE WESTERLY LINE OF NORTH DAMEN AVENUE (NORTH ROBEEY STREET), AS WIDENED, THENCE WESTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE OF NORTH DAMEN AVENUE 20.94 FEET; THENCE SOUTHWESTERLY ALONG A LINE 14.0 FEET NORTHWESTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT A DISTANCE OF 149.0 FEET; THENCE SOUTHWESTERLY 145.92 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

# UNOFFICIAL COPY

## PROOF OF SERVICE BY MAIL

I, Peter Swan, on oath, state that on this 18th day of December 2017, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

Norcon Inc.  
c/o Jeffrey L. Jozwak -reg. agent  
661 W. Ohio Street  
Chicago, IL 60654

Certificate # 91 7108 2133 3933 4505 0940

TCA-2020 West LLC  
3611 N. Kedzie  
2<sup>nd</sup> Floor  
Chicago, IL 60618

Certificate #:9171082133393345050995

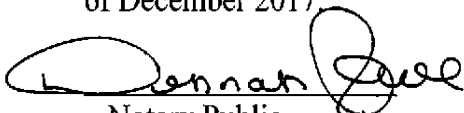
JP Morgan Chase Bank  
131 S. Dearborn Street  
Chicago, Illinois 60603

Certificate #:9171082133393345050988

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.

  
\_\_\_\_\_

Subscribed and Sworn to before me this 18<sup>th</sup> day  
of December 2017.

  
Notary Public

